

VICK JOSEPH COSCIA, ET AL
GRANTORS

W A R R A N T Y

TO

D E E D

JOHN W. HYNEMAN,
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, VICK JOSEPH COSCIA and wife, LOUISE L. COSCIA, JOSEPH JESSE COSCIA and wife, JOANNA C. COSCIA, EUGENE LOUIS COSCIA and wife, AGNES G. COSCIA, LENA R. COSCIA, and SPECIALTY FEEDS, INC., A Mississippi Corporation, do hereby sell, convey and warrant unto JOHN W. HYNEMAN, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

PARCEL 1:

273.90 acres in Section 36, Township 1 South, Range 8 West, in DeSoto County, Mississippi, more particularly described as: Beginning at a point being the southeast corner of Section 36, Township 1 South, Range 8 West, DeSoto County, Mississippi; thence North 89 degrees 44 minutes 47 seconds West with the south line of said Section 36 and the north line of Plum point Villages Subdivision 1939.31 feet to a point, said point being in the east right-of-way line of Interstate 55; thence North 07 degrees 30 minutes 00 degrees West with the east right-of-way of said Interstate 55 1639.40 feet to a point; thence North 82 degrees 30 minutes 00 seconds East with the right-of-way of said Interstate 55 50 feet to a point; thence North 07 degrees 30 minutes 00 seconds West with the right-of-way of said Interstate 55 500 feet to a point; thence South 82 degrees 30 minutes 00 seconds West with the right-of-way of said Interstate 55 50 feet to a point; thence North 07 degrees 30 minutes 00 seconds West with the east right-of-way of said Interstate 55 2212.21 feet to a point; thence North 07 degrees 22 minutes 19 seconds East with the east right-of-way of said Interstate 55 809.40 feet to a point; thence North 42 degrees 45 minutes 32 seconds East with the east right-of-way of said Interstate 55 177.09 feet to a point, said point being in the south right-of-way of Goodman Road (State Highway 302); thence eastwardly with the southerly right-of-way of said Goodman Road the following bearings and distances: North 89 degrees 57 minutes 41 seconds East 100.0 feet, North 00 degrees 02 minutes 19 seconds West 10.0 feet, North 89 degrees 57 minutes 41 seconds East 385.0 feet, South 00 degrees 02 minutes 19 seconds East 5.0 feet, North 89 degrees 57 minutes 41 seconds East 400.0 feet, North 00 degrees 02 minutes 19 seconds West 5.0 feet, North 89 degrees 57 minutes 41 seconds East 400.0 feet, South 00 degrees 02 minutes 19 seconds East 10.0 feet, North 89 degrees 57 minutes 41 seconds East 200.0 feet, North 00 degrees 02 minutes 19 seconds West 10.0 feet, North 89 degrees 57 minutes 41 seconds East 821.17 feet to a point, said point being on the east line of said Section 36; thence South 00 degrees 14 minutes 59 seconds West with the east line of said Section 36 and the west line of the Rasco Tract and Garner Tract 5267.31 feet to the Point of Beginning, containing 273.90 acres. All bearings are relative.

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PARCEL II:

14.24 acres located in Section 36, Township 1 South, Range 8 West, DeSoto County, Mississippi, more particularly described as: Beginning at a point 2243.02 feet west of the southeast corner of Section 36, Township 1 South, Range 8 West, DeSoto County, Mississippi; thence North 89 degrees 44 minutes 47 seconds West with the south line of said Section 36 and the north line of Plum Point Villages Subdivision 382.93 feet to a point; thence North 00 degrees 12 minutes 47 seconds West with the east line of the Cox Tract 1333.30 feet to a point at the northeast corner of said Cox Tract being also the southeast corner of the Poag Tract; thence continue North 01 degrees 37 minutes 16 seconds West along the east line of said Poag Tract 1797.18 feet to a point in the south line of the J.I. Case Tract; thence South 88 degrees 23 minutes 50 seconds East with the south line of the said J.I. Case Tract 32.29 feet to a point, said point being in the west right-of-way of Interstate 55; thence South 07 degrees 23 minutes 51 seconds East with the west right-of-way of said Interstate 55 3156.82 feet to the Point of Beginning, containing 14.24 acres. All bearings are relative.

The warranty in this Deed is subject to subdivision and zoning regulations in DeSoto County, Mississippi, and further subject to the following special exceptions, to-wit:

1. Ten foot sewer easement in favor of City of Southaven, as shown by instrument recorded in Right of Way Deed Book 190, Page 469, in the office of the Chancery Clerk of DeSoto County, Mississippi.
2. Forty foot sewer easement (Coscia Meter Station) in favor of Horn Lake Creek Basin Interceptor Sewer District, recorded in Right of Way Deed Book 190, Page 35, in the office of the Chancery Clerk of DeSoto County, Mississippi.
3. Thirty foot right of way in favor of Mississippi Power & Light Company, recorded in Right of Way Deed Book 150, Page 479, in the office of the Chancery Clerk of DeSoto County, Mississippi.
4. Twenty-five foot right of way in favor of Mississippi Power & Light Company, recorded in Right of Way Deed Book 150, Page 469, in the office of the Chancery Clerk of DeSoto County, Mississippi.
5. Right of way in favor of Mississippi Power & Light Company, recorded in Right of Way Deed Book 150, Page 466, in the office of the Chancery Clerk of DeSoto County, Mississippi.
6. Easement in favor of Horn Lake Creek Basin Interceptor Sewer District, recorded in Right of Way Deed Book 120, Page 334, in the office of the Chancery Clerk of DeSoto County, Mississippi.
7. Thirty foot right of way in favor of Mississippi Power & Light Company, recorded in Right of Way Deed Book 100, Page 547, in the office of the Chancery Clerk of DeSoto County, Mississippi.
8. Thirty foot right of way in favor of Mississippi Power & Light Company, recorded in Right of Way Deed Book 100, Page 546, in the office of the Chancery Clerk of DeSoto County, Mississippi.
- 8A. Less and except 1/2 of the oil and minerals reserved by Deed in Book 27, Page 437.

9. Right of way in favor of Mississippi Power & Light Company, recorded in Right of Way Deed Book 50, Page 176, in the office of the Chancery Clerk of DeSoto County, Mississippi.

10. One hundred foot right of way in favor of Mississippi Power & Light Company, recorded in Right of Way Deed Book 46, Page 506, in the office of the Chancery Clerk of DeSoto County, Mississippi.

11. Right of way granted to Mississippi Power & Light Company, by instrument recorded in Right of Way Deed Book 25, Page 630, in the office of the Chancery Clerk of DeSoto County, Mississippi.

12. Right of way granted to Mississippi Power & Light Company, by instrument recorded in Right of Way Deed Book 25, Page 641, in the office of the Chancery Clerk of DeSoto County, Mississippi.

13. Right of way in favor of Mississippi Power & Light Company, as shown by instrument recorded in Right of Way Deed Book 25, Page 624, in the office of the Chancery Clerk of DeSoto County, Mississippi.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantors agree to pay to said Grantee or his assigns any deficit on an actual proration. Possession is to be given with delivery of Deed.

WITNESS OUR SIGNATURES, this the 22nd day of September, 1987.

Vick Joseph Coscia
VICK JOSEPH COSCIA

Louise L. Coscia
LOUISE L. COSCIA

Joseph Jesse Coscia
JOSEPH JESSE COSCIA

Joanna C. Coscia
JOANNA C. COSCIA

Eugene Louis Coscia
EUGENE LOUIS COSCIA

Agnes G. Coscia
AGNES G. COSCIA

Lena R. Coscia
LENA R. COSCIA

SPECIALTY FEEDS, INC.,
A Mississippi Corporation

BY: Joseph J. Coscia Sec. & Treas.

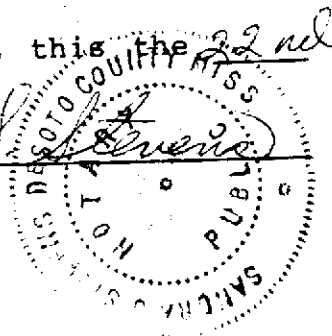
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STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law, in and for the State and County aforesaid, the within named Vick Joseph Coscia and wife, Louise L. Coscia, Joseph Jesse Coscia and wife, Joanna C. Coscia, Eugene Louis Coscia and wife, Agnes G. Coscia, who acknowledged they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 22nd day of September, 1987.

Sandra S. Stevens
Notary Public



My Commission Expires:
My Commission Expires January 28, 1989

STATE OF LOUISIANA
PARRISH OF Cade

PERSONALLY appeared before me, the undersigned authority of law, in and for the jurisdiction aforesaid, the within named Lena R. Coscia, who acknowledged she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 18 day of September, 1987.

Betty Jackson Whitfield
Notary Public

MISSISSIPPI JACOBSON WHITEFIELD
Cade Parish, Louisiana
My Commission Expires For Life

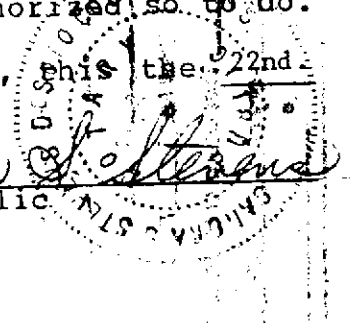
My Commission Expires:
Life

STATE OF Mississippi
COUNTY OF DeSoto

PERSONALLY appeared before me, the undersigned authority of law, in and for the jurisdiction aforesaid, the within named Joseph L. Coscia, who acknowledged as Secretary-Treasurer, for and on behalf of Specialty Feeds, Inc., he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned and for the purposes therein expressed, being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 22nd day of September, 1987.

Sandra S. Stevens
Notary Public



My Commission Expires:
My Commission Expires January 28, 1989

Grantor's Address:

2301 Latham, P. O. Box 9600

Memphis, TN 38109

Phone: 901-774-9080

Grantee's Address:

P.O. Box 170

Hernando, Ms.

Phone: 393-5211